



57 Lance Hill Avenue, Dunlop

Modern Comfort Meets Practical Family Design

Refreshed and offering comfort, space, and flexibility for modern family living. Set on a generous block of 650sqm in a convenient and family-friendly street, this residence is ready for you to move straight in and enjoy.

Step inside to discover a light-filled layout featuring a spacious open lounge and dining, perfect for both everyday living and entertaining. The well-appointed kitchen flows seamlessly into the family room, creating a central hub for the home.

The master bedroom to the front is complete with its own ensuite and walk-in robe. Two additional bedrooms, each with built-in robes, offer ample space for family or guests.

Freshly updated with new paint and carpet throughout, the home feels bright, clean, and inviting. Year-round comfort is assured with ducted heating and evaporative cooling.

Outside, you'll find an alfresco entertaining area overlooking a large, private backyard - ideal for kids, pets, or weekend gatherings. With convenient side access, there's plenty of room for extra vehicles,

3 2 4

FOR SALE
Auction

AGENTS

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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trailers, or future additions.

Car accommodation is a standout feature, with a double garage offering internal access, plus a double carport for added flexibility.

Moments to the local shops, parks and the Ponds this is an outstanding opportunity for families and first home buyers.

- Master bedroom with ensuite and walk in robe
 - Two bedrooms with built in robes
 - Open lounge and dining
 - Kitchen and family room
 - Ducted heating and evaporative cooling
 - Alfresco entertaining area
 - Large private backyard with side access
 - Double garage with internal access and double carport
 - Refreshed inside, painted and new carpet
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- Build Year: 2002
 - Land Size: 650sqm
 - Property Size: 167sqm | Living: 130sqm | Garage: 37sqm
 - EER: 4.5
 - Rates: \$3,239 p.a.
 - Land Tax: \$5,857 p.a. (investors only)
 - CUV: \$541,000

Disclaimer:

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MORE DETAILS

Property ID	HP135F8H
Property Type	House
House Size	167 m2
Land Area	650 m2
EER	4.5

George Vlandis 0437 398 774

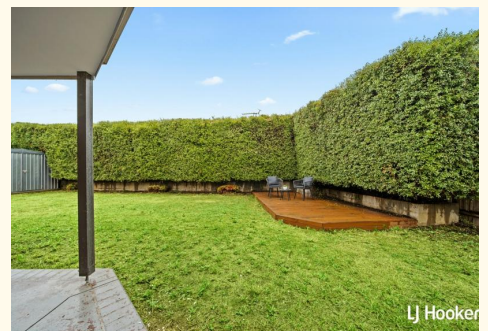
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Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.